

MINUTES
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING
DECEMBER 15, 2009
FREMONT CITY HALL
7:00 P.M.

1. CALL TO ORDER

2. CONSENT CALENDAR

*** 2.1 Approval of Minutes**

On a motion by Agency Member Harrison, seconded by Agency Member Natarajan, the Redevelopment Agency approved the minutes for the Special Meeting of June 23, 2009

Ayes: Agency Chairperson Wasserman, Vice Chairperson Wieckowski,
Agency Members: Natarajan, Harrison and Chan
Noes: None.
Absent: None.
Abstain: None.

*** 2.2 Chairperson Wasserman opened consideration of Approval of Final Report and Authorization to Transmit Final Plan Amendment, Final SEIR, and Final Report to the City Council, State Department of Finance and State Department of Housing and Community Development for their Review**

On a motion by Agency Member Harrison, seconded by Agency Member Natarajan, the Redevelopment Agency adopted RDA Resolution No. 405 authorizing submission to the City Council, the Redevelopment Advisory Committee, and designated State Departments of the proposed Amended Plan and the accompanying Report to Council/State Report and Final SEIR for the proposed Amended Plan.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Wieckowski,
Agency Members: Natarajan, Harrison and Chan
Noes: None
Absent: None
Abstain: None

*** 2.3 Chairperson Wasserman opened consideration of Authorization to Hold Joint Public Hearing with City Council on Proposed Plan Amendment**

On a motion by Agency Member Harrison, seconded by Agency Member Natarajan, the Redevelopment Agency adopted RDA Resolution No. 406 authorizing a joint public hearing with the City Council on February 16, 2010 to consider the proposed Amended Plan and the

accompanying Final SEIR and Final Report to Council/State Report, including an Amended Five-Year Implementation Plan.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Wieckowski,
Agency Members: Natarajan, Harrison and Chan
Noes: None
Absent: None
Abstain: None

* **2.4 Chairperson Wasserman opened consideration of Authorization for the Executive Director to Execute Such Documents as Necessary to Convey the Niles Town Plaza Property to the City of Fremont**

On a motion by Agency Member Harrison, seconded by Agency Member Natarajan, the Redevelopment Agency authorized the Executive Director, or his designee, to take such action and execute such documents as necessary to convey ownership of the Niles Town Plaza from the Redevelopment Agency of the City of Fremont.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Wieckowski,
Agency Members: Natarajan, Harrison and Chan
Noes: None
Absent: None
Abstain: None

* **2.5 Chairperson Wasserman opened consideration of Revisions to the Commercial Building Rehabilitation Program to (1) Increase the Amount of Architectural Fees Eligible for Agency Reimbursement (2) Allow for Annual Adjustments and (3) Allow for Any Fees in Excess of Agency Thresholds to be Rolled into the Loan Program**

On a motion by Agency Member Harrison, seconded by Agency Member Natarajan, the Redevelopment Agency authorized staff to enact the following changes to the Program:

1. Increase the eligible reimbursement amount for architectural conceptual design services to a maximum of \$21,000 effective immediately; and
2. Effective January 1, 2011, allow for annual adjustments to the eligible architectural expenses for conceptual design services using the Bay Area All Urban Consumer Price Index, rounding it to the nearest \$100 increment; and
3. Make architectural expenses attributable to construction documents eligible for reimbursement by Agency loan funds; and
4. Authorize the City Manager or designee to make any administrative changes necessary to implement the revised program.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Wieckowski,
Agency Members: Natarajan, Harrison and Chan
Noes: None
Absent: None
Abstain: None

3. PUBLIC COMMUNICATIONS

3.1 Oral and Written Communications – None.

4. PUBLIC HEARINGS – None.

5. OTHER BUSINESS

5.1 Chairperson Wasserman opened consideration of Report Out from Closed Session of Any Final Action – None.

5.2 Chairperson Wasserman opened consideration of a Resolution Authorizing Execution of Specified Agreements with Affected Taxing Entities in Connection with the Proposed Amended Plan for the Fremont Merged Redevelopment Project Area

Redevelopment Agency Director Elisa Tierney provided an overview of the process and preparation required for the proposed Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project. There were no speakers.

On a motion by Vice Chairperson Wieckowski, seconded by Agency Member Harrison, the Redevelopment Agency adopted RDA Resolution No. 408 approving the Revised Agreements with various affected taxing entities, and authorizing the Executive Director to execute the Revised Agreements and to take such actions as are reasonably required to implement the terms of the Revised Agreements.

Ayes:	Agency Chairperson Wasserman, Vice Chairperson Wieckowski, Agency Members: Natarajan, Harrison and Chan
Noes:	None
Absent:	None
Abstain:	None

6. **ADJOURNMENT:** There being no further business, Agency Chairperson Wasserman adjourned the meeting.

Attest:

Approved:

Dawn G. Abrahamson, Agency Secretary

BOB WASSERMAN, Agency Chairperson